



RESOLUTION NO. 2025-123

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN AND BUILDING ELEVATIONS, FOR A 9.44± ACRE TRACT OUT OF THE JOHN L. PULLIAM SURVEY, ABSTRACT NO. 1156 DALLAS COUNTY, TEXAS, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT DISTRICT NO. 97 (PD-97); PROVIDING FOR SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 9.44± acre tract out of the John L. Pullman Survey, Abstract No. 1156, Dallas County, Texas, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 97 (PD-97); and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, and subject to certain special exceptions, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested site plan for the Property should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:

SECTION 1. The Property shall be developed substantially in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A. Detailed Site Plan as shown in Exhibit “B;”
- B. Landscape Plan as shown in Exhibit “C” and;
- C. Elevations as shown in Exhibit “D.”

SECTION 2. The Property may be developed in accordance with the following special exceptions:

- A. Notwithstanding Section 2.C.(2)(b) of the PD-97 Ordinance, construction of a landscaped berm along Morgan Parkway shall not be required so long as all landscaping as set forth on the Landscape Plan is installed and maintained along Morgan Parkway substantially as shown on the Landscape Plan; and
- B. Notwithstanding Section 2.D.(1) of the PD-97 Ordinance, off-street parking spaces may be constructed between the primary building and adjacent street frontages, only in the locations shown on the Detailed Site Plan.

SECTION 3. This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS
BRANCH, TEXAS, THIS 19th DAY OF AUGUST 2025.**

ATTEST:

APPROVED:

Erin Flores, TRMC, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Whitt Wyatt, City Attorney
[sr_07.23.2025]

Resolution No. 2025-123
Exhibit "A" – Property Description

BEING a tract of land situated in the John L. Pullman Survey, Abstract No. 1156, Dallas County, Texas, and being the remainder of Block A, Westside Addition Section 2, an addition to the City of Farmers Branch, according to the plat recorded in Instrument No. 200600172709, Official Public Records, Dallas County, Texas, and being part of Lot 1, Block A, Morgan Business Park, an addition to the City of Farmers Branch, according to the plat recorded in Instrument No. 202000190752 of said Official Public Records, and being the remainder of a called 35.67 acre tract of land described as Tract 2, in Special Warranty Deed to MERCER CROSSING INDUSTRIAL LAND, LTD., recorded in Instrument No. 201400014873 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "GRAHAM & ASSOC INC" found for the southeast corner of Lot 2, Block A, Corporate Center 35, an addition to the City of Farmers Branch, according to the plat recorded in Instrument No. 201500182389 of said Official Public Records, in the west right-of-way line of Interstate Highway 35-E (a variable width right-of-way);

THENCE with said west right-of-way line of Interstate Highway 35-E, the following courses and distances:

South 04°42'11" East, a distance of 325.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°47'25" East, a distance of 269.30 feet to the southeast corner of said Block A, at the intersection of said west right-of-way line of Interstate Highway 35-E and the north right-of-way line of Mercer Parkway (formerly known as Westside Parkway, a 100-foot wide right-of-way), from which a 5/8-inch iron rod found bears North 19°29'48" East, 0.60 feet;

THENCE with said north right-of-way line of Mercer Parkway, the following courses and distances:

South 85°22'03" West, a distance of 123.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 2,050.00 feet, a central angle of 11°23'11", and a chord bearing and distance of South 79°40'27" West, 406.73 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 407.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°58'52" West, a distance of 157.86 feet to a point for corner;

THENCE departing said north right-of-way line of Mercer Parkway, over and across said Lot 1, the following courses and distances:

North 11°08'29" West, a distance of 316.43 feet to a point for corner;

North 80°46'33" East, a distance of 54.92 feet to a point for corner;

North 11°08'29" West, a distance of 313.49 feet to a point for corner in the south line of said Lot 2, Block A, from which a 1/2-inch iron rod with an illegible cap bears South 82°22'53" West, 365.78 feet;

THENCE with said south line of Lot 2, Block A, North 82°22'53" East, a distance of 694.36 feet to the **POINT OF BEGINNING** and containing 410,990 square feet or 9.4350 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

[illegible]

The site plan illustrates the layout of the Mercer 7 Industrial facility. The main building is a large rectangular structure with various internal divisions. Surrounding the building are parking areas, access roads, and utility lines. The plan is oriented with North at the top. Key features include:

- Interstate Highway 35-E** running horizontally across the middle of the site.
- Various Streets** such as 17th Street, 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, 23rd Street, 24th Street, 25th Street, 26th Street, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, 33rd Street, 34th Street, 35th Street, 36th Street, 37th Street, 38th Street, 39th Street, 40th Street, 41st Street, 42nd Street, 43rd Street, 44th Street, 45th Street, 46th Street, 47th Street, 48th Street, 49th Street, 50th Street, 51st Street, 52nd Street, 53rd Street, 54th Street, 55th Street, 56th Street, 57th Street, 58th Street, 59th Street, 60th Street, 61st Street, 62nd Street, 63rd Street, 64th Street, 65th Street, 66th Street, 67th Street, 68th Street, 69th Street, 70th Street, 71st Street, 72nd Street, 73rd Street, 74th Street, 75th Street, 76th Street, 77th Street, 78th Street, 79th Street, 80th Street, 81st Street, 82nd Street, 83rd Street, 84th Street, 85th Street, 86th Street, 87th Street, 88th Street, 89th Street, 90th Street, 91st Street, 92nd Street, 93rd Street, 94th Street, 95th Street, 96th Street, 97th Street, 98th Street, 99th Street, 100th Street.
- Utility Lines** including water, sewer, and gas lines.
- Site Amenities** such as landscaping, lighting, and signage.

SITE PLAN

MERCER 7

JOHN L. MURPHY & SONS, INC.

CITY OF FARMERS BRANCH, TEXAS

DATE: July 25, 2005

OWNER: MURPHY & SONS, INC.

DESIGNER: JOHN L. MURPHY & SONS, INC.

PROJECT NO.: 05-001

SCALE: AS SHOWN

EXISTING TOTAL	
EXISTING AREA	1,000,000 sq. ft.
TOTAL AREA	1,000,000 sq. ft.
TOTAL AREA	1,000,000 sq. ft.

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EXISTING AREA	1,000,000 sq. ft.
TOTAL AREA	1,000,000 sq. ft.
TOTAL AREA	1,000,000 sq. ft.

SITE PLAN

MERCER 7 INDUSTRIAL

CITY OF FARMERS BRANCH

DALLAS COUNTY, TEXAS

EXISTING TOTAL	
EXISTING AREA	1,000,000 sq. ft.
TOTAL AREA	1,000,000 sq. ft.
TOTAL AREA	1,000,000 sq. ft.

EXISTING TOTAL	
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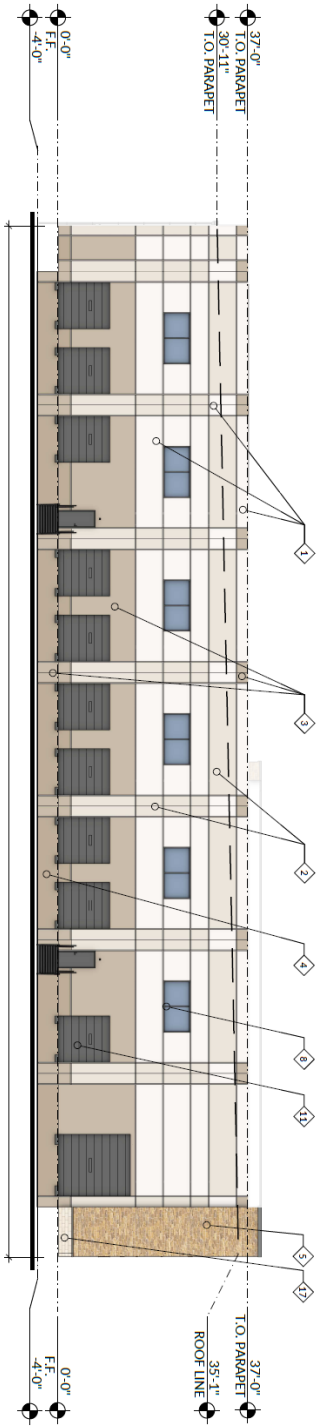
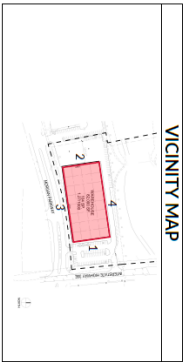
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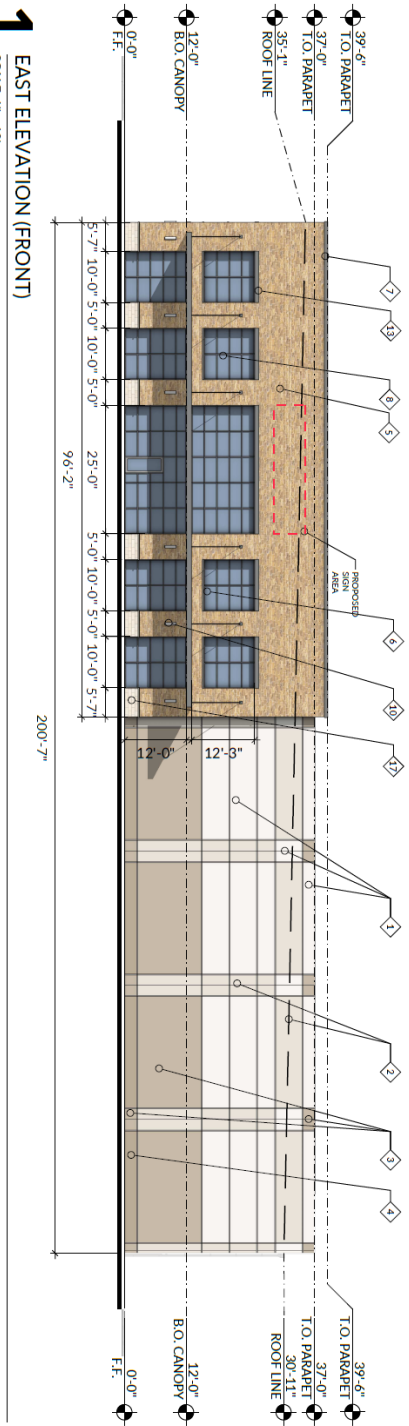
Resolution No. 2025-123
Exhibit "D" – Elevations

BUILDING MATERIAL CALCULATIONS				
ELEVATION ORIENTATION	EAST (FRONT)	WEST	NORTH	SOUTH
MASONRY	6,027	79%	6,704	99%
METAL	156	2%	7	0%
GLAZING	1,480	19%	304	5%
TOTAL SURFACE AREA	7,663	73%	12,017	15,410

MATERIAL KEYNOTES				
1 PAINTED TILT WALL	2 PAINTED TILT WALL	3 PAINTED TILT WALL	4 PAINTED TILT WALL	5 PAINTED TILT WALL
6 SW 7504 SNOWBOUND	7 SW 7504 SNOWBOUND	8 SW 7504 SNOWBOUND	9 SW 7504 SNOWBOUND	10 SW 7504 SNOWBOUND
11 PAINTED TILT WALL	12 PAINTED TILT WALL	13 PAINTED TILT WALL	14 PAINTED TILT WALL	15 PAINTED TILT WALL
16 SW 7504 SNOWBOUND	17 SW 7504 SNOWBOUND	18 SW 7504 SNOWBOUND	19 SW 7504 SNOWBOUND	20 SW 7504 SNOWBOUND
21 PAINTED TILT WALL	22 PAINTED TILT WALL	23 PAINTED TILT WALL	24 PAINTED TILT WALL	25 PAINTED TILT WALL
26 SW 7504 SNOWBOUND	27 SW 7504 SNOWBOUND	28 SW 7504 SNOWBOUND	29 SW 7504 SNOWBOUND	30 SW 7504 SNOWBOUND
31 PAINTED TILT WALL	32 PAINTED TILT WALL	33 PAINTED TILT WALL	34 PAINTED TILT WALL	35 PAINTED TILT WALL
36 SW 7504 SNOWBOUND	37 SW 7504 SNOWBOUND	38 SW 7504 SNOWBOUND	39 SW 7504 SNOWBOUND	40 SW 7504 SNOWBOUND
41 PAINTED TILT WALL	42 PAINTED TILT WALL	43 PAINTED TILT WALL	44 PAINTED TILT WALL	45 PAINTED TILT WALL
46 SW 7504 SNOWBOUND	47 SW 7504 SNOWBOUND	48 SW 7504 SNOWBOUND	49 SW 7504 SNOWBOUND	50 SW 7504 SNOWBOUND
51 PAINTED TILT WALL	52 PAINTED TILT WALL	53 PAINTED TILT WALL	54 PAINTED TILT WALL	55 PAINTED TILT WALL
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71 PAINTED TILT WALL	72 PAINTED TILT WALL	73 PAINTED TILT WALL	74 PAINTED TILT WALL	75 PAINTED TILT WALL
76 SW 7504 SNOWBOUND	77 SW 7504 SNOWBOUND	78 SW 7504 SNOWBOUND	79 SW 7504 SNOWBOUND	80 SW 7504 SNOWBOUND
81 PAINTED TILT WALL	82 PAINTED TILT WALL	83 PAINTED TILT WALL	84 PAINTED TILT WALL	85 PAINTED TILT WALL
86 SW 7504 SNOWBOUND	87 SW 7504 SNOWBOUND	88 SW 7504 SNOWBOUND	89 SW 7504 SNOWBOUND	90 SW 7504 SNOWBOUND
91 PAINTED TILT WALL	92 PAINTED TILT WALL	93 PAINTED TILT WALL	94 PAINTED TILT WALL	95 PAINTED TILT WALL
96 SW 7504 SNOWBOUND	97 SW 7504 SNOWBOUND	98 SW 7504 SNOWBOUND	99 SW 7504 SNOWBOUND	100 SW 7504 SNOWBOUND



2 WEST ELEVATION
SCALE: 1" = 10'



1 EAST ELEVATION (FRONT)
SCALE: 1" = 10'

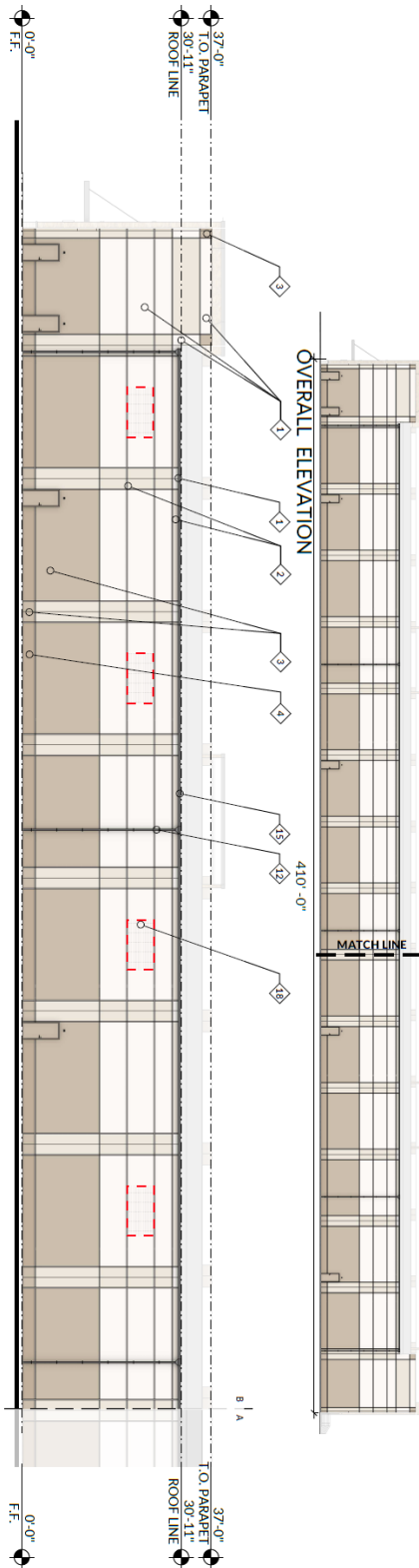
MERCER 7
CITY OF FARMERS BRANCH
WAREHOUSE 1, TEXAS
WAREHOUSE 4, 58 AC
OWNER/ DEVELOPER
BILLINGSLEY COMPANY
1722 ROUTE 171, SUITE 770
DALLAS, TX 75240
PHONE: 214.270.1001
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ARCHITECT
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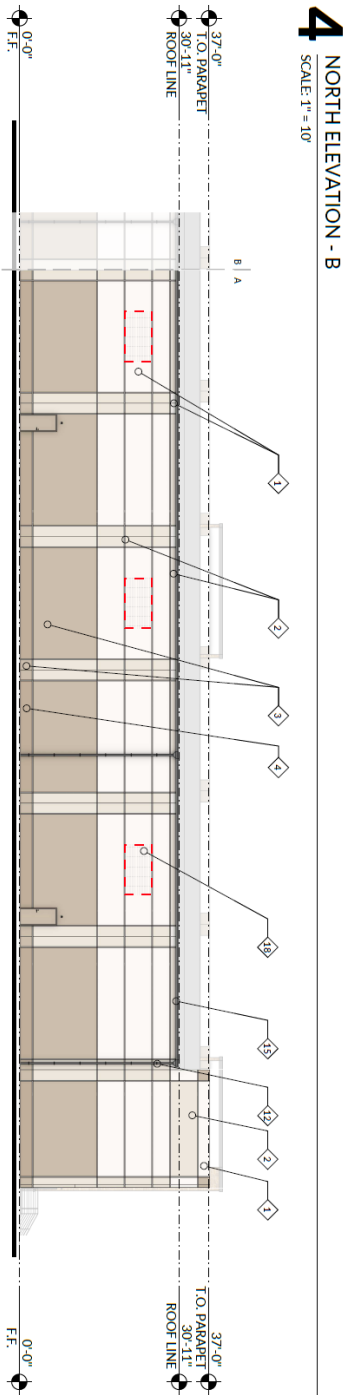
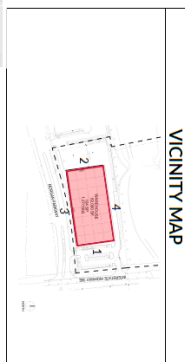
DATE OF PREPARATION: 5/22/2025

4 NORTH ELEVATION - A
SCALE: 1" = 10'



BUILDING MATERIAL CALCULATIONS				
ELEVATION ORIENTATION	EAST FRONT	WEST	NORTH	SOUTH
MASONRY	6.027	7.96	6.366	9.86
METAL	1.96	2.8	7	2.8
GLAZING	1.480	2.96	2.4	2.96
TOTAL SURFACE AREA	7.662	7.36	12.277	14.46

- ## MATERIAL KEYNOTES
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| 1 PAINTED T1 WALL
SW 7550 LIGHT BLUE | 2 METAL CORNER | 3 EPS TRIM |
| 4 PAINTED T1 WALL
SW 7550 DEFT WHITE | 5 VISION GLASS | 6 PAINTED METAL GATE |
| 7 PAINTED T1 WALL
SW 7550 DEFT WHITE | 8 OVERFLOW | 9 OUTLET |
| 10 PAINTED T1 WALL
SW 7550 STONE LON | 11 WALL SCONCE | 12 SHANGHAI GLASS |
| 13 STONE 1 | 14 DOOR DOOR | 15 STONE 2 |
| 16 METAL CORNER | 17 DOWNSPOUT | 18 HORIZONTAL LOUVER |
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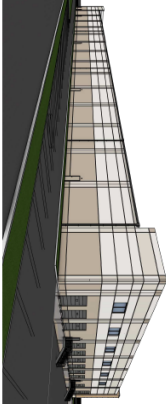
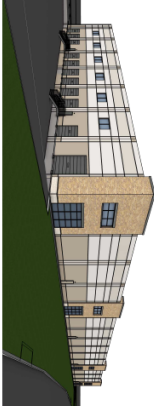
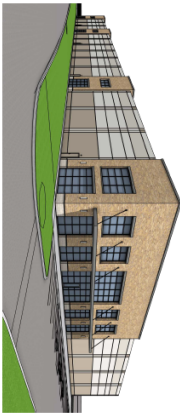
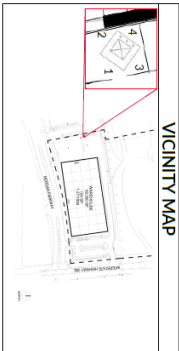


MERGER 7
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
WAREHOUSE 4.60 AC
OWNER, DEVELOPER
BILLINGSLEY COMPANY
GEORGE BILLINGSLEY
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PHONE: 972.441.2816
SEAN.ALEXANDER@KIMLEY-HORN.COM
DATE OF PREPARATION: 5/22/2025

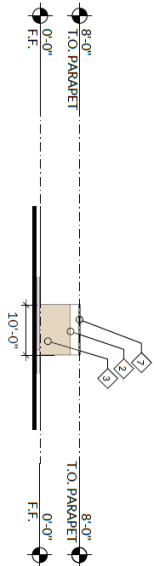
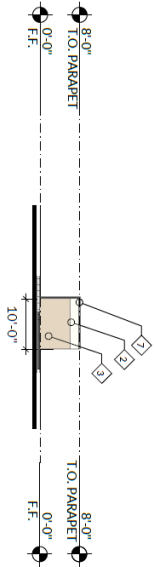
Resolution No. 2025-123
Exhibit “D” – Elevations

BUILDING MATERIAL CALCULATIONS						
ELEVATION ORIENTATION	EAST (FRONT)		WEST		NORTH	
MASONRY	6427	794	6,394	859	12,641	12,634
METAL	154	29	7	69	12	78
GLASSING	1,480	139	264	39	0	139
TOTAL SURFACE AREA	7,442		7,238		12,677	12,852

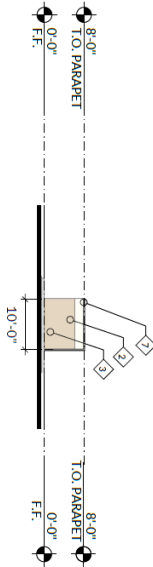
MATERIAL KEYNOTES									
PAINTED TLT WALL BY 7508 SNOWBORO GRND	PAINTED TLT WALL BY 7503 ORBIT WHITE	PAINTED TLT WALL BY 7508 LUDLOW	PAINTED TLT WALL STONE 1	METAL CANOPY	PAINTED TLT WALL BY 7508 SNOWBORO GRND	PAINTED TLT WALL BY 7503 ORBIT WHITE	PAINTED TLT WALL BY 7508 LUDLOW	PAINTED TLT WALL STONE 1	PAINTED TLT WALL STONE 2
METAL CONING	VISION GLASS	OVERFLOW	WALL SCORCE	DOCK DOOR	DOWNPOUT	PAINTED METAL GATE	GUTTER	SPANDREL GLASS	PAINTED METAL GATE
PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE	PAINTED METAL GATE



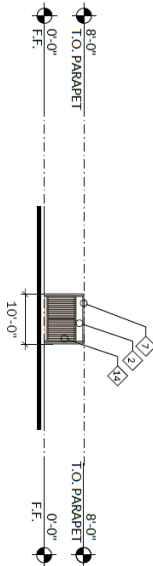
PERSPECTIVES



4 DUMPSTER - ELEVATION
SCALE: 1" = 10'



3 DUMPSTER - ELEVATION
SCALE: 1" = 10'



2 DUMPSTER - ELEVATION
SCALE: 1" = 10'

1 DUMPSTER - ELEVATION
SCALE: 1" = 10'

MERCER 7
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS
WAREHOUSE/ 4,800 AC
OWNER/ DEVELOPER
BILLINGSLEY COMPANY
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OTBREN ARCHITECTS
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DATE OF PREPARATION: 5/22/2025